094.0	0001	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,700 /	718,700
					USE VALUE:	718,700 /	718,700
					ASSESSED:	718,700 /	718,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
175		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIANG TIMOTHY & RACHEL
Owner 2:	
Owner 3:	
Street 1:	175 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MITCHELL MEGAN L -
Owner 2:	-
Street 1:	175 FOREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 1356 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	327,700	2,500	388,500	718,700
Total Card	0.103	327,700	2,500	388,500	718,700
Total Parcel	0.103	327,700	2,500	388,500	718,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 530.01 | /Parcel: 530.0

Legal Description

User Acct 61202

GIS Ref

GIS Ref

Insp Date 09/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 094.0-0001-0009.0

!7693!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	327,700	2500	4,500.	388,500	718,700	718,700	Year End Roll	12/18/2019
2019	101	FV	237,800	2500	4,500.	394,100	634,400	634,400	Year End Roll	1/3/2019
2018	101	FV	237,800	2500	4,500.	294,100	534,400	534,400	Year End Roll	12/20/2017
2017	101	FV	237,800	2500	4,500.	266,400	506,700	506,700	Year End Roll	1/3/2017
2016	101	FV	237,800	2500	4,500.	255,300	495,600	495,600	Year End	1/4/2016
2015	101	FV	224,800	2500	4,500.	216,500	443,800	443,800	Year End Roll	12/11/2014
2014	101	FV	224,800	2500	4,500.	205,400	432,700	432,700	Year End Roll	12/16/2013
2013	101	FV	224,800	2500	4,500.	195,400	422,700	422,700		12/13/2012

PRINT

Date	Time
12/10/20	22:18:27

LAST REV

Date	Time
09/27/19	12:42:45

apro

PAT ACCT. 7693

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MITCHELL MEGAN	71756-203	1	10/17/2018		789,000	No	No		
MATTHEWS CHRIST	53884-302		11/23/2009		486,875	No	No		
MATTHEWS CRISTO	23358-33		6/28/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2019	438	Insulate	1,200	C				
11/6/2018	1655	Alterati	10,000	C				
8/27/1999	564	Redo Bat	20,000					REM BATH- 6 NEW WI
4/9/1997	220		40,000					DEMO RM/ADD 12X15

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	MEAS&NOTICE	BS	Barbara S
3/31/2009	Measured	372	PATRIOT
1/28/2000	Meas/Inspect	197	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61202
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	5									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	388,499	Spl Credit		Total:	388,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	30	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00699997
Adj $ / SQ:	176.729
Other Features:	76500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367410
Depreciation:	39680
Depreciated Total:	327729

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

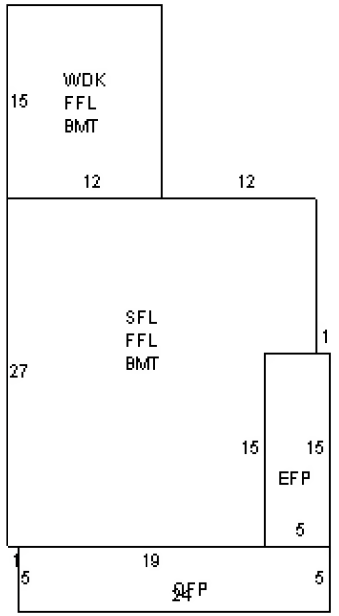
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.73
Special Features:	0	Val/Su Net:	131.13
Final Total:	327700	Val/Su SzAd	241.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	53.020	40,718
FFL	First Floor	768	176.730	135,727
SFL	Second Floor	588	176.730	103,916
WDK	Deck	180	11.640	2,095
OFP	Open Porch	120	30.460	3,655
EFP	Enclos Porch	75	63.970	4,798

Net Sketched Area:	2,499			Total:	290,909
Size Ad	1356	Gross Are	2499	FinArea	1356

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X11	F	FR	1920	24.86	T	50	101			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:		Total:	2,500